

I, KASIR KRAVITYA, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY CITY-ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

THIS PROPERTY IS INTENDED TO BE USED AS A CONVENIENCE STORE AND AUTOMATED CAR WASH (C-28 ZONING). THIS PROPERTY IS CURRENTLY ZONED C-2, AND ITS INTENDED USE HAS BEEN AS A CONVENIENCE STORE PRIOR TO THE SUBMITTAL OF THIS SITE PLAN FOR THE PURPOSE OF REZONING.

20' ALLEY (VOL. 4181, PG. 203)

N=13673721.17
E=2126308.59

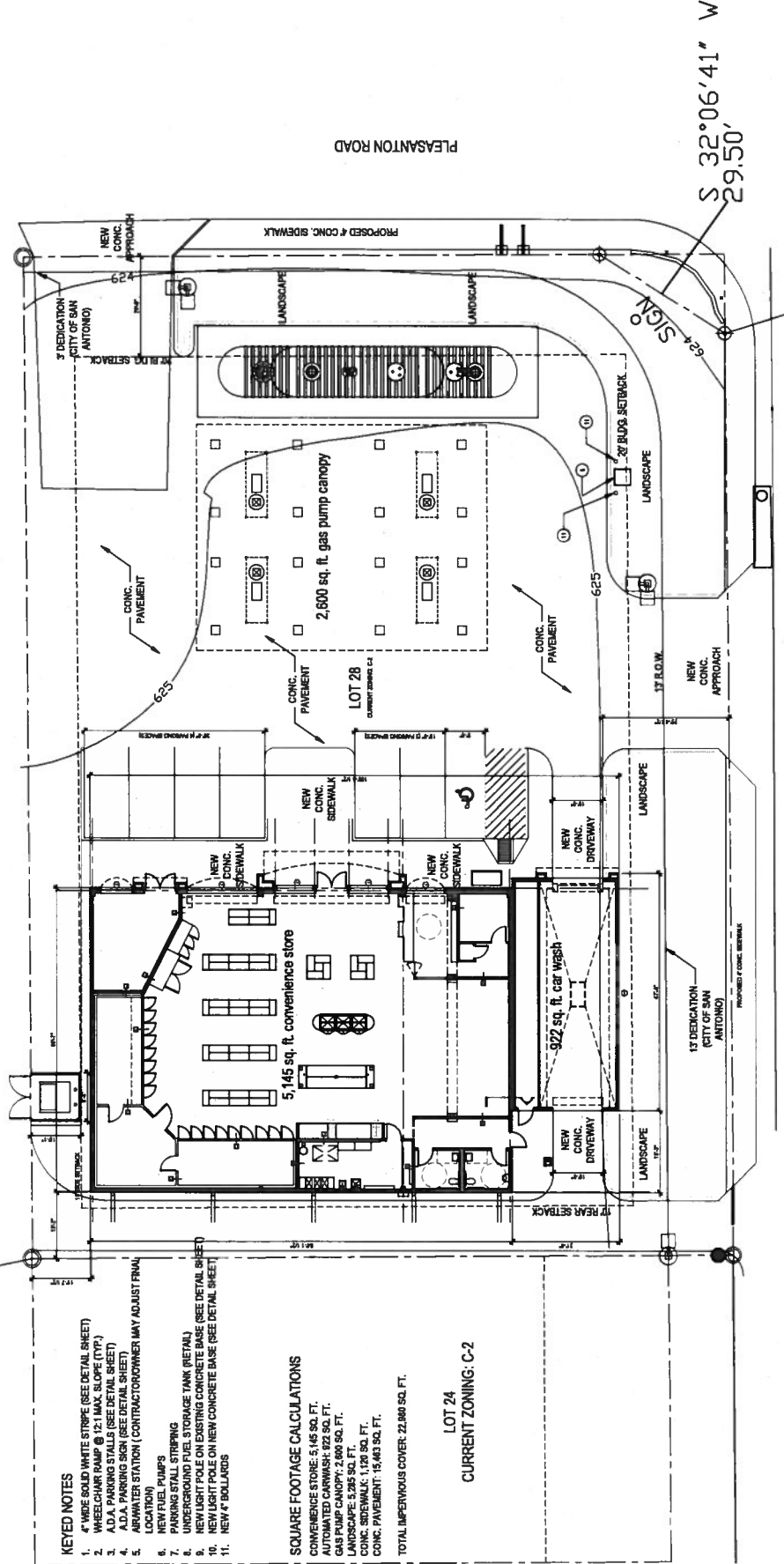
KEYED NOTES

1. 4" WIDE SOLID UNITS STRIPS (SEE DETAIL SHEET)
2. WHEELCHAIR RAMP @ 12:1 MAX. SLOPE (TYP.)
3. ADA PARKING SPACES (SEE DETAIL SHEET)
4. ADA PARKING SIGN (SEE DETAIL SHEET)
5. ARROW WATER STATION (CONTRACTOR OWNER MAY ADJUST FINAL LOCATION)
6. NEW FUEL PUMPS
7. PARKING STALL STRIPING
8. UNDERGROUND FUEL STORAGE TANK (RETAL)
9. NEW LIGHT POLE ON EXISTING CONCRETE BASE (SEE DETAIL SHEET)
10. NEW LIGHT POLE ON NEW CONCRETE BASE (SEE DETAIL SHEET)
11. NEW 4" BOLLARDS

SQUARE FOOTAGE CALCULATIONS

CONVENIENCE STORE: 5,145 SQ. FT.
AUTOMATED CARWASH: 922 SQ. FT.
TOTAL COVERED AREA: 6,067 SQ. FT.
LANDSCAPE: 3,285 SQ. FT.
CONC. SIDEWALK: 1,120 SQ. FT.
CONC. PAVEMENT: 15,403 SQ. FT.
TOTAL IMPERVIOUS COVER: 22,880 SQ. FT.

LOT 24
CURRENT ZONING: C-2



1 SITE PLAN



W. HUTCHINS PLACE

PLEASANTON ROAD

S 32°06'41" W
29.50'